



# 14 KILLEATON PLACE, DERRIAGHY, BT17 9HR

- A Most Impressive And Well Presented Period Style Townhouse Occupying A Prime Setting Within This Exclusive Location Close To South Belfast And Lisburn
- Spacious Family Accommodation With Four Bedrooms And Good Sized Rear Garden
- Lounge With Oak And Slate Fireplace And Solid Oak Floor
- Family Room With Open Plan To Dining Area And Kitchen / Cloakroom With Low Flush Suite
- Luxury Kitchen With Range Of Integrated Appliances And Feature Glazed Roof
- Four Good Sized Bedrooms (One With Shower Room En Suite)
- Bathroom With White Suite
- Spacious And Enclosed Rear Garden With South Facing And Private Aspects

**PRICE: OFFERS IN THE REGION OF £275,000**

**VIEWING BY APPOINTMENT THROUGH AGENTS**

**ENERGY EFFICIENCY RATING tbc**

**REF:HG160425DL**

- Gas Fired Central Heating System With New Boiler Fitted 2022
- PVC Double Glazed Windows
- An excellent opportunity to acquire one of these ever popular townhouse properties within this much sought after and convenient residential location, we strongly recommend early viewing.

## ACCOMMODATION

Measurements are approximate.

### ENTRANCE HALL:

Panelled entrance door with fan light window above. Wood effect tiled floor. Staircase with spindled balustrade and built in drawer units.



### CLOAKROOM:

Low flush suite. Close couple low flush wc. Pedestal wash hand basin with mono style mixer tap and tiled splashback. Wood effect tiled floor.

### LOUNGE:

**5.15m (16'11") x 3.60m (11'10")**

Oak fire surround with slate inset and hearth. Solid oak floor. Glazed double doors leading to family room and kitchen/dining area.



### FAMILY ROOM:

**4.80m (15'9") x 3.01m (9'11")**

Oak floor. Open plan to kitchen/dining area.



### LUXURY KITCHEN AND DINING AREA:

**5.58m (18'4") x 2.56m (8'5")**

Range of high and low level units. Quartz effect worktops. Single drainer stainless steel sink unit. Mixer tap. Feature glazed roof. Integrated oven and ceramic hob. Extractor hood in stainless steel canopy. Integrated fridge/freezer and dishwasher. Part tiled walls. Ceramic tiled floor. Recessed spotlights. Plumbed for washing machine.



## FIRST FLOOR

### BEDROOM (1): 3.50m (11'6") x 3.32m (10'11")

Measurement to include range of built in robes. Laminated timber floor.



### LUXURY SHOWER ROOM EN SUITE:

Quadrant shower cubicle with thermostatic shower. Vanity unit with wash hand basin. Mono style mixer tap. Close couple low flush wc. Chrome finish heated towel rail. Tiled effect pvc panelled walls. PVC panelled ceiling with recessed spotlights.

### BEDROOM (2): 3.54m (11'7") x 2.45m (8'0")

Laminated timber floor.



### BEDROOM (3): 3.05m (10'0") x 2.56m (8'5")

Laminated timber floor.



### BEDROOM (4): 4.60m (8'6") x 2.18m (7'2")

Laminated timber floor.

**BATHROOM:** White suite. Panelled bath. Mixer tap shower attachment. Shower screen. Pedestal wash hand basin with mono style mixer tap. close couple low flush wc. Part tiled walls. Tiled floor. Separate airing cupboard on landing.

**ROOFSpace:** Wooden folding ladder to roofspace with light. Vaillant gas fired boiler.

## OUTSIDE

Front garden laid in lawn. Spacious and enclosed rear garden with south facing and private aspects laid in lawn and paved patio area. Outside tap and light. Outside powerpoint.

**TENURE:** We have been advised the tenure for this property is freehold, we recommend the purchaser and their solicitor verify the details.

**RATES PAYABLE:** For period April 2025 to March 2026 £1,435.50

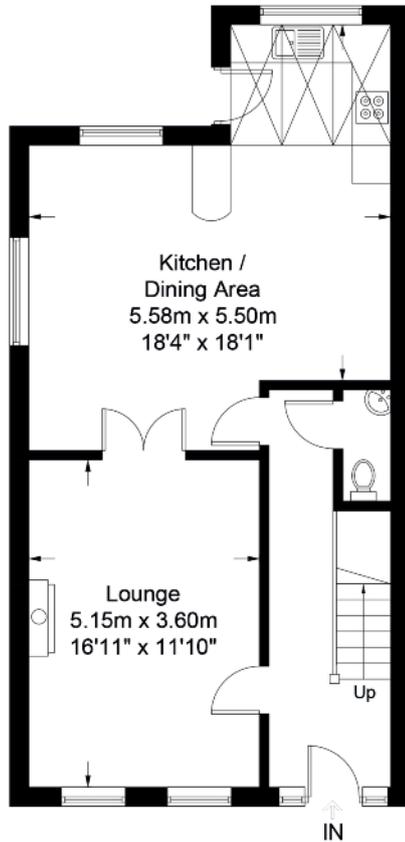
**SERVICE CHARGE:** A service charge of £126 per year (at present) is payable to cover maintenance to communal areas, we recommend the purchaser and their solicitor confirm the cost and inclusions.

Please note we have not tested any systems in this property, we recommend the purchaser checks all systems are working prior to completion.

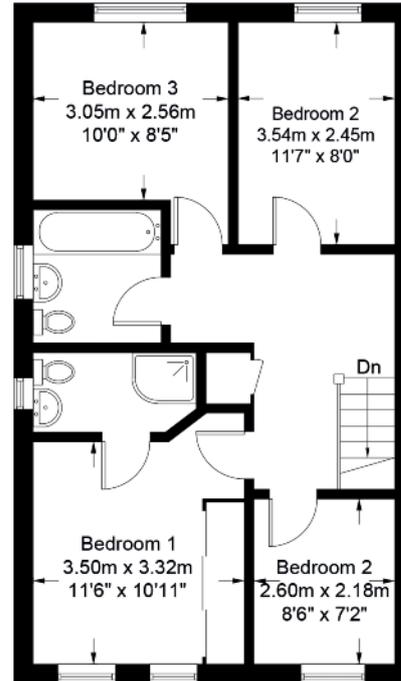


## 14 Killeaton Place, Derriaghy

Approximate Gross Internal Area  
Ground Floor = 62.1 sq m / 668 sq ft  
First Floor = 57.1 sq m / 615 sq ft  
Total = 119.2 sq m / 1283 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © 2025 (ID1191421)



## VALUATION SERVICE

We can arrange a **FREE** pre sale valuation of your property at a time to suit you.

[www.hgraham.co.uk](http://www.hgraham.co.uk)

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